News of the Real Estate World

APARTMENT HOUSE DEALS TOP MARKET

Rock Forest on Heights Sold by Operators-Other Sales in Manhattan.

the property said yesterday that negotiations for the disposal of the property were under way.

The Benenson Realty Company has resold the Rock Porest, a six story elevator apartment house at 255° Fort Washington avenue, southwest corner of 171st street, fronting 94.1 feet on the avenue and 103.10 feet on the street. It fronts 125.5 feet on Fifty-ninth avenue and 103.10 feet on the street. It has a twelve story wing extending 200 feet southward to Fifty-sitch for Eyrne & Bowman, who were the brokers in the sale of the property to the sellers several months ago. The house is arranged for thirty-five family single which have been instituted in the Supreme Court. The original Astor is said to have purchased the property in 1803, and it has been in the possession of the family since that time. The proceedings divulged through the avenue and 103.10 feet on the street. It has a twelve story wing extending 200 feet southward to Fifty-ninth avenue and 103.10 feet on the street. It has a twelve story wing extending 200 feet southward to Fifty-ninth avenue and 103.10 feet on the street. It has a twelve story wing extending 200 feet southward to Fifty-ninth avenue and 103.10 feet on the street. It has a twelve story wing extending 200 feet southward to Fifty-ninth avenue and 103.10 feet on the street. It has a twelve story wing extending 200 feet southward to Fifty-ninth avenue and 103.10 feet on the street. It has a twelve story wing extending 200 feet southward to Fifty-ninth avenue and 103.10 feet on the screet. It has a twelve story structure at the southeast corner of Fifty-ninth avenue and 103.10 feet on Fifty-ninth avenue and 103.10 feet on the southeast corner of Fifty-ninth avenue and 103.10 feet on Fifty-ninth ave

house is arranged for thirty-live families and was held at \$250,000.

Samuel Fine sold for the Conwalt Corporation, Samuel Williams president, to Mrs. Saida Klotz 240 and 242 West 111th street, a new six story apartment house on plot 50x71.10, between Seventh and Eighth avenues. The house was completed by the sellers about three months ago and was held at \$110,000. It contains accommodations for twenty-four families.

MISCELLANEOUS LEASES.

Fay Taxlcabs, Inc. leased a new operating station at 245 West Sixty-first street, a two story building from C. T. Silver through the Cross and Brown Company. The same brokers closed the following leases: Space in 20 West

gan the five story building with stores at 11 Eighth avenue, northwest corner of Twelfth street, 19x23x80x irregular.

The five story tenement 324 West Sixteenth street has been sold by N. A. Stazroudis for the Hudson P. Rose Company to S. Loucas.
P. Fried sold the five story tenement,
25x75, southwest corner of Eighty-fifth
street and Avenue A, for Godfrey N.
Lahm.

Lahm.
Chas. M. de Rosa Company sold for Philip Zaccaro the five and a half story tenement, 25x100, 522 West Fiftleth street, which the purchaser will alter

MANHATTAN TRANSFER DEALS.

Sarah Wohlgemuth sold to Jessica D. Harrison for \$27,000 the four story building with stores, 147 Wooster street, to the Strand Textile Shrinking Com-

Frances Bohaty and others sold to the Charles Divisek the five story tenement with store, 423 East Seventy-fifth street, 25xx102.2:

with store, 423 East Seventy-fitts street, 25xx102.2.

Mary Costigan sold to John T. Michael and E. and Catherine M. Cassidy the two five story tenements, 406 and 408 West Thirty-third street, 50x98.9.

Gustavus L. Lawrence sold to Alfred J., Martha and Alma Borchardt the four story dwelling, 146 West Seventy-third street, 20x102.2.

Hannah Warshawsky sold to Maria Caruso and Francesco Vitarello the three story dwelling, 437 East 123d street, 16.8x100.11.

Mary E. Jones sold to Hilda M. Fuhs

IN THE DWELLING MARKET.

Edwin W. Orvis, the banker, has sold the four story dwelling with two story dining room extension, 58 West Elightyninith street, 20x100.8. Mr. Orvis purchased this house direct from the builder, Francis Crawford, in 1888, and has occupied it since that time. After alterations the purchaser will occupy. Bracher & Huber were the brokers.

M. H. Galilard & Co. sold the three story residence, 165 West Ninety-first street, to Mrs. Florence Miller of Trenton, N. J., who will occupy.

Schindler & Liebler sold for Helen the two story house, 411 East Sixty-enty-fourth street.

Ernest T. Bower sold for Henry T. Fleck the three story dwelling, 304 West 139th street, 16.8x100.

RESIDENTIAL RENTALS.

Culver & Co. leased an apartment in 51 East Eightleth street, to Stephen

Landon.

Douglas L. Elliman & Co. leased apartments in 1140 Fifth avenue, northeast corner of Ninty-fifth street, for French and French, a large special apartment to Arthur W. Milburn, President of the Borden Company; also in 570 Park avenue to Frederico Lage; in 125 East Sixty-third street to D. G. Ditmars; in 29 East Sixty-fourth street, northeast corner of Madison avenue, to C. Arthur Comstock, and in 151 East Eightieth street, to Miss Gertrude Keep, L. W. Eiberson leased for Gertrude L. Bergoff, the five story 29 foot residence, 16 West Fifty-fifth street, to Bernard Marguiles for fifteen years at an aggre-plans a garage on Southern Boulevard Missing Science (1975).

NEW FLATS FOR THE BRONX.

The following building plans were filed yesterday in The Bronx:

yesterday in The Bronx:

ANDREWS AVE., s. w. cor. 176th st., 5 sty
anton. 140.22xi4.7: Marburg Reality Corp.,
103 Fark ave. owner; Maurice Courland,
arch: \$225,000.

GRAND AVE., s. e. cor. Clinton pl.; 5 sty
apt. 10938; Jas H. Miles Bidg Co., owners,
13 John st.; Margon & Glaser, archts.
138,000.

MORRIS AVE., n. e. cor. 179th st.; 5 sty
antim, 95x100; Amorel Const Co. (Geo.
Totheris, 78t Courlandt ave., pros.), owner,
Charles Schaefer, Jr., archt; 5150,000.

180TH ET., w. cor. Grand Concourse; 5
sty aptnt. 106399; Wolf Bread Co. (Louis
Wolf, 1312 Clinton ave., pres.)
Margon & Glaser, archts; \$150,000.

TO IMPROVE HEIGHTS PLOT.

apartment house with stores the newly formed 171st Street and Broadway Cor-poration has purchased from the Mauban Realty Corporation the vacant mer, architect, is preparing the plans.
The sellers recently acquired the
property from Gustavus L. Lawrence.
Maurice B. Rich, attorney, represented

VILLAGE PARCELS RESOLD. Brown. Wheelock-Harris. Yought & Co. resold for Leonard Weili 31 and 33 Hancock street, northwest corner of Houston street, two five story stores and dwellings, 40x50. They are two of a row of five houses at this point acquired by Mr. Weili last week through the same brokers from the Low estate. Negotiations are pending for the resale of the other three houses.

SALE IN FLUSHING.

J. Albert Johntra sold for William Zobel the two family dwelling, 114 Negotiations are pending for the resale of the other three houses.

Lease of Hostelry.

It was rumored yesterday that nego-

completed by the sellers about three months ago and was held at \$110,000. It contains accommodations for twenty-four families.

P. M. Clear & Co. sold for George Pfaff the five story apartment, 25x99,11, at 514 West 133d street to E. Meckert. John R. Davidson resold for Joseph Murphy, Jr., 210 West 105th street, a five story double flat, 25x190.

Joseph G. Haft, the operator, purchased from Josephine M. Ryan the five story tenement 653 Water street, and from the Akin Trust Company the similar tenement at No. 655. Charles E. Pellery and Charles R. Farulo were the brokers.

K. Olin Wilson sold to Bess W. Morgan the five story building with stores at 11 Eighth avenue, northwest corner.

Brown, Wheelock-Harris Vought &

Douglas C. Burrelle, a used car dealer.

Spear & Co., leased space in 100 Fifth
avenue to the American Civil Union; in
1133 Broadway to: M. Monteflore:
French Food Products Company; William H. Stieglitz of the Shapfield Industries: Kohn and Bernstein, accuntants; Beeson and Gray, fur designers: Riker and King, advertisers; and Broaway to William Janover, electric bulbs; Workers Health Bureau, Labor Defense Council and Peerless Liquid Cement Company.

Brown, Wheelock-Harris Vought &

Brown, Wheelock-Harris Vought & Co., Inc., leased offices in the Bowery Savings Bank Building, 110 East Forty-second street, to Metal Package Cor-poration, John Hancock Mutual Life In-surance Company, C. de P. Field & Co., Inc., and Lyddon and Hanford, Inc.

CONTRACTS AWARDED.

Hannah Warshawsky sold to Maria
Caruso and Francesco Vitarello the
three story dwelling, 437 East 123d
street, 16.5x100.11.

Mary E. Jones sold to Hilda M. Fuhs
the two story houses, 411 East Fixtqninth street, 25x100.5.

The contract for the effection of the

John Lowry, Jr., has been awarded the contract for the construction of a new telephone exchange in Long Island City, according to Brown's Letters, Inc. Construction Reports. The building will be 192-201 Ninth street, west of Van Alst avenue, from plans by McKenzie, Voorhees & Gmelin. The cost is es-timated at \$350,000.

BRONX MARKET REPORTS.

Schindler & Liebler sold for Heien
the two story house, 411 East Sixtyenty-fourth street.
Real Estate Management Company
sold for the estate of John Foster two
dwellings 228-230 East Nineteenth
The Benenson Realty Company has
purchased from a client of Ernest T.
Bower the four story eight family
apartment with two stores at 2958
dwellings 228-230 East Nineteenth Third avenue, 27x100, near lost street, and the socalled "Hub" of The Bronx. It was held at \$65,000. Another purchase by the Benenson company involves the plot of five lots, 100x136, on the east side of Morris avenue, 100 feet north of 182d street, from a client of Harry A. Cohen.

Otterbourg, Steindler & Houston sold the four four story triple flats 616-622 East 137th street, 100x100. Sherman & Kirschner were the brokers.

Marguiles for fifteen years at an aggregate rental of \$167,590.

Schindler and Liebler leased for M. N.
Hoguet, the dwelling, 635 West 142d street; also for the Nidelet Estate, the dwelling, 461 West 147th street, to the dwelling, 461 West 147th street, to the dwelling, 462 West 147th street, to the dwelling, 463 West 147th street, to the dwelling, 464 West 147th street, to the dwelling, 465 West 147th street, to the dwelling, 461 West 147th street, 461 West 147th stree ental of \$167.599.

Indier and Liebler leased for M. N. kins & Levine. for the 307 Southern t, the dwelling, 635 West 142a also for the Nidelet Estate, the ig. 461 West 147th street, to the Chapter of Delta Sigma Phi nity.

between 141st and 1426 streets to William & Levine. for the 307 Southern Boulevard Corporation for fifteen years at an aggregate rental of \$135,000.

Miller & Kaplan have resold a lot on the east side of the Grand Concourse between 198th and 199th streets.

PERSONAL AND IMPERSONAL.

William K. MacDonald and Mrs. Alexander B. Marvin have formed a partner-ship with offices on Broadway, Wood-mere, L. I.

Lawrence, Blake & Jewell have placed a first mortgage of \$330,000 for five years on 50 and 52 Pine street, a twelve story office building, 40x97x irregular. Anthony Paonessa is the buyer of the Rauracia, a six story apartment at the southwest corner of St. Nicholas avenue and 164th street, reported sold

Shaw, Rockwell & Sanford have Childs. The board of directors applaced a second mortgage of \$50,000 at pointed the following officers: Clinton 6 per cent. for three years on the southeast corner of Burnside and Creston Casey, treasurer, and V. D. Crisp, second control of the c southeast corner of Burnside and Creston avenue, and a first mortgage of \$18,000 at 6 per cent. for five years on the one story taxpayer south side of the regular quarterly dividend of 1% Burnside avenue 154 feet east of Anthony avenue.

Robert T. Lyons has been commissioned to draw the plans and supervise the construction of the fourteen story apartment house to be erected by Samuel Roseff on the north side of Cathedral Parkway east of Broadway. The building will contain suites of two, three, four and five rooms, one and two baths. Mr. Roseff acquired the plot recently through Slawson & Hobbs.

DEAL MAY BE CLOSED EARLY ASTOR PARCEL IN FOR HOTEL SAVOY PARTITION PROCEEDINGS

Negotiations on for Sale or Tenement on Avenue A May Pass From Family Control.

The tenement at the southwest corner tlations for the sale or a long term of Avenue A and Sixth street, said to lease of the Hotel Savoy at Fifth ave- be one of the first parcels of real estate nue and Fifty-ninth street are under acquired by the original John Jacob way. John F. Ries, president of the Astor, may pass from the ownership of Bretagne Company which holds title to his heirs as a result of a partition pro-

property, which it is understood compli-cates disposal of it at private contract, the method the family is using to sell off its holdings here. Morris & Mc-Veigh are attorneys for the plaintiff in the action.

BROOKLYN TRANSACTIONS.

T. B. & H. W. Ackerson sold for Emil

Hamilton Iselin & Co. were the broker George Howe sold for Bonniecrest, Inc., a large plot on Broadfield avenue, Bonniecrest, New Rochelle, to Paul C. Egan, who will etect a residence on the

site.

John F. Scott sold for the Burton estates two acres of land at southeast corner of Browers Point Branch and Short Cut in Woodmere, L. I., to William S. Pettit, on which he will build a residence and garage.

Eugene V. Welsh sold for Samuel H. Gillespie a four story brick building at 24 Washington, street Morristown N.

Gillespie a four story brick building at 24 Washington street, Morristown, N. J., to William H. Downs.

Nash & Kennedy sold for Cornelius Fish a hollow tile and stucco residence on Overhill road to Sargent S. Volck; for Frederick Peterson an English home. pany.

Arthur L. Shaw leased store and basement in 1233 St. Nicholas avenue, to Hyman Scherer.

Schindler and Liebler leased double store in 1436 Avenue A, to the Great Atlantic and Pacific Tea Company.

All All Company.

On Overfill road to Sargent S. Volck; for Frederick Peterson an English home with an acre on Circle road, Scarsdale, to Runyon Baldwin. The same brokers rented the property of Thomas H. Toomey on Brite road, Hartsdale, to A. W. McCloud of Peru, and for the winter the furnished residence of Percy Waxman to Malcolm White

BRONX LOT SALE TO-DAY.

Bryan L. Kennelly, auctioneer will South Brooklyn Savings Institution has been awarded, according to Brown's Letters, Inc. Construction Reports, to Rufus H. Brown. The structure will be at the southwest corner of Atlantic average and Court street, on plot \$0x168. Plans were prepared by McKenzie, Voorhees and Gmelin, with Mayer and Strong as engineers The cost is estimated at \$650,000.

John Lowry, Jr., has been awarded the contract for the construction of a new telephone exchange in Long Island City, according to Brown's Letters, Inc.

IN THE AUCTION ROOM.

(14 Vessey street.)

BY HENRY BRADY.

EAST 34TH ST., 413 and 415, n s., 100 ft.

e, of lst av., 40,508.9, two 4 story brick
tenements and stores; Mutual Life Ins.

Co. vs. Sarah A. Bertune et al., Frederick
L. Allen (A.). Morris Frank (R.); due,

\$14,294.68; taxes, &c., \$855.14. To Edwin
Vollhart for \$22,300.

CHTTENDEN AV. e. s., lot 443, map
estate James G. Bennett, Exs5; vacant;

Rodman Wanamaker et al., exrs., vs.

Henry W. Newman et al.; Jay & Candler

(A.), James J. Green (R.); due, \$3,509.55;

taxes, &c., \$209.40. To the plaintiff for

\$3,000.

BY SAMUEL GOLDSTICKER. BROADWAY, w. s., 94.10 ft. s. of 187th st., 98.4x101.1x47.5x87.8, vacant; Edmund Coffin vs. Hannah S. Grayhead, extra, et al.; Marshall S. Hagar (A.), George V. A. McCloskey (R.); due, \$12.954.90; tass, &c., \$275; subject to a first mige, of \$19.000. To Henry William Cempany Jer \$11,300.

BY JOSEPH P. DAY. SOUTH WILLIAM ST., 28, n. e. cor. Broad st., 74.3x11.8x68x30.1, 6 story office bldg., James S. Meng et al., vs. American Cotton Exchange, Inc.; Albert Massey (A.), Hud-son Trust Co. and Henry Schneider (R.); receiver's sale. Adjourned to December 5 (Bronx Exchange.) TUESCAY, KOVEMIER 28.

FORDHAM LANE, e. s., 1924 ft. s. of Fordham av., 1924x230,0x irreg. x306, and land under water adjacent thereto; Emily V. Lock vs. Kyle & Purdy, Inc., et al.; De La Mare & Morrison (A.), Joseph V. Mitchell (R.); due 315,428,7; taxas, &c., 36,100. To Joseph E. Butterworth for 232,350.

THIRD AVENUE RAILWAY.

Net income of the Third Avenue Railway System for October amounted to \$24,892, an increase of \$6,822 over last \$24,822, an increase of \$6,822 over last year. Total revenues stood at \$1,240,167, against \$1,199,660, while expenses were \$25,253, compared with \$890,146.

For the four months ended October 31 last gross revenue amounted to \$4,874,-166, against \$4,807,235, while expenses were \$3,622,143, compared with \$3,653,-129. Net income for the four months amounted to \$120,894, an increase of \$108,034 over the corresponding period last year.

ALLIED CHEMICAL CHANGES.

tor Elected. elected a director of the Allied Chemical and Dye Corporation to fill the vacancy created by the resignation of Eversley Childs. The board of directors ap-pointed the following officers: Clintor

METROPOLITAN EDISON.

The Metropolitan Edison Company, a subsidiary of the General Gas and Elec-tric Corporation, has acquired control of about three-quarters of the common stock of the York Haven Water and

Washington, D. C .- Sale or Let.

Say Losses Would Be Heavy From Two Pacific Lines.

Central Pacific Railroads, notwithstanding a supreme court decision ordering their separation, were again presented to-day before the Interstate Commerce Commission at hearings on the question. R. E. Sachse, chief engineer of the State railroad commission, said that any attempt at separate operation of the two railroads with joint use of tracks and facilities they now occupy meant waste and inefficiency.

Warren F. McBride, speaking for sugar refinery interests declared that a \$20,000,000 capital investment, a \$4,000,000 yearly freight bill, and a \$60,000,000 annual output from the Californian and

annual output from the Californian and Hawailan sugar industry concerned would be adversely affected by the two line haulage in prospect.

C. D. Barney & Co. are offering at 102% a share, to yield 6.81 per cent., 10,000 shares of General American Tank Car Corporation 7 per cent. cumulative preferred stock. The issue is redeemable as a whole or in part, or for the sinking fund, at 110 and accrued dividends on any dividend date on thirty days' notice. The preferred stock outstanding, after giving effect to the present financing, will be \$8,371,700.

In the first six months of 1922 the company received orders for 10,530 freight cars for approximately \$21,000,000, compared with about \$14,900,000 for 1221.

The new financing is to furnish ad-

WILLS MOTOR CAR CO. IN HANDS OF RECEIVER

Is Friendly. DETROIT, Nov. 28 .- The Security Trus

MORE DECISIONS BY I. C. C.

Cincinnati, Indianapolis and Western Reimbursed.

six months after its return from Federal to private control was fixed at \$662,081. The Gulf and Ship Island Raliroad in Louisiana was held to be entitled to \$425,969 on the same account.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Terminal railroad at East St. Louis, Ill. Fermission was given to the Chicago, Attica and Southern railroad to acquire 145 miles of abandoned railroad formerly organized as the coal railway division of the Chicago and Eastern Illinois system. The Southern company Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motor-ized equipment.

At present there is \$50,000,000 of the sper cent. preferred stock authorized and the proposal is to alter the corporation's charter in order to make this \$25,000,000 of 8 per cent. stock and \$25,000,000 at a rate of 7 per cent.

OTTAWA, Nov. 28.—Discovery of gold bearing quartz near Wrigley and sixty miles up the South Nahanni River, a tributary of the Mackenzie River, started a wild rush of claim stakers from Fort Simpson and other trading posts along the Mackenzie, it was reported here to-day by A. M. Perry, a Dominian land surveyer.

surveyor.
He declared that more than 100 claims had already been staked and that the trails along the South Nahanni were cluttered with gold seekers.

REAL ESTATE BROKERS.

EDWIN H. HESS Business Building Management
A Highly Specialized Service
250 - 5th Ave. Mad. Sq. 8398

CITY REAL ESTATE. LENOX GOODWIN HARLEM

Realty Investments Bast 46th St., N. Y.

5 ALBANY STREET Near New York Curb Market Individual Building For Rent or Will Bell

LAWRENCE, BLAKE & JEWELL.

PRIVATE

GARAGE

Space 4 Cars

Chauffeur's 5 Room Apt. 2d Floor

Complete and Compact

Your Own Broker, or R. F. KILPATRICK

NEW BUILDING

Tel. 'Rector 7190.' 135 Broadway Spuyten Duyvil and Riverdale, Above Harlem River.

Fieldston RIVERDALE-New York City's most accessible suburb. GEORGE HOWE, 527 Fifth Ave., N. Y. C. REAL ESTATE-Other States.

REAL ESTATE-Other States. Washington, D. C.-Sale or Let.

BUILDING SITE

ADJOINS \$7,500,000 HOTEL WALKER

Now under construction, on Connecticut avenue, and to be one of the finest hotels in America. Connecticut avenue, Washington's Fifth avenue, is a center of smart shops and a district with a wonderful business future, coupled with certain marked advance in realty values.

> For Particulars Apply To: Daniel P. Ritchey, Gregorian Hotel, No. 42 West 35th St., New York City.

Washington, D. C. Southern Bldg.,

CITY REAL ESTATE.

Queens-Sale or Let.

LOOK FOR THE SHINGLE! HOMES INC. "It Symbolizes Home Life"
E VERY improvement, both in houses and streets. We emphasize this and

> PROPERTY SALES OFFICE 217th Street and Jericho Turapike. Tel. Hollis 4450. Send for Booklet.

SUBURBAN REAL ESTATE. Long Island-Sale or Let.

I. G. WOLF, Exceptional bargains on the North Shore

A Gentleman's Country Home

HENRY R. LOUNSBERY, Bedford, N. Y.

Connecticut-Sale or Let. E. P. HATCH INC. Heat Estate Greenwich !!

Ladd & Nichols, Inc. of E. 46th St., N. Y. New Jersey-Sale or Let. 114 West 70th St. New building. Immediate Possessio Only Two 5 Rooms, 2 Baths, left

CHOICE INDUSTRIAL SITES

WOULD DIVIDE STOCK.

Public Service Corp. of New Jersey
Proposes Two Classes.

Directors of the Public Service Corporation of New Jersey have called a special meeting of stockholders for December 18 at Newark to vote on the recent recommendation that the preferred stock be divided into two classes and that the corporation relinquish its option that the corporation relinquish its option to redeem the stock at 110.

At present there is \$50,000,000 of the partment of Public Improvements. Room 206, City of Newark, N. J.

> "The Oranges to Morristown" English frame and stucco dwelling, 2 rooms 2 baths, hot water heat, electric. Plot 65x150. Near station. Owner's removal means im-mediate sale at sacrifice; \$15,000.

EDW. P. HAMILTON & CO., 186 B'way and Opp. Orange, N. J., Station MONTCLAIR Colonial brick residence, rooms, 3 tiled baths, su parior, sleeping persh, garage. Price \$23,000 FRANK HUGHES Company Montclair

RUTHERFORD Write, stating EAL ESTATE requirements. ED. S. BROWN, Resitor. 18 Park Ave. CHAS. R. REEVE, MILLBURN, N. J. Homes from \$7,500 to \$150,000. Maplewood - Short Hills - Summit.

TO LET FOR BUSINESS. Above 14th St. to 59th St. (Inclusive).

Service Station, Printers or

Manufacturing. One story building, corner 11th av. and 48th st.; 10,000 sq. feet; no posts. John P. Peel Co., 362 W. 23d St.

LOFTS-STORES-BUILDINGS LOUIS SCHRAG, 142 W. 23D ST.

Above 59th St .- 5th Av. to North River. DOCTORS AND DENTISTS CLUNY PROFESSIONAL BUILDING 133 West 72nd St.

APARTMENTS-Sale or Let. Unfurnished.
Above 14th St. to 50th St. (Inclusive).

Just Completed 114 E. 40th St.

New 1 family house, 163 W. 260th st. (2 blocks from Broadway), 9 rooms, all up to date improvements (85x 100); garage for two cars. Near Park Ave. venient to business, shops, theatres, hotels and restaurants. Two blocks subway express trains yet a quiet home old Murray Hill section. APARTMENTS OF 2 AND 3

RENTALS \$1,600-\$2,625 FRENCH & FRENCH, INC., Agents 350 Madison Ave., at 45th St.

AT A SACRIFICE New Fireproof

Manufacturing Plant With Waterfront and Railroad Siding

FACTORIES FOR SALE OR LET. FACTORIES FOR SALE OR LET.

FLUSHING, L. I. **PLOT 13 ACRES**

140,000 Square Feet

Loading Platforms 20 minutes from Times

NEW YORK. Steel and Concrete Factory, with Administration Building, including Kitchen and Dining Rooms, large Garage and Storehouse, deep Waterfront on Flushing River 15 feet deep at high tide. Equipment includes high-powered Bollsra, readily changed to Oil Burners, two 10,000 gallon Oil Tanks under ground. When the new Subway Route is completed, a station will immediately adjoin this property. Further particulars of

NEW YORK.

THOMAS J. O'REILLY 51 Chambers Street, N. Y. **Telephone Worth 2828**

CITY REAL ESTATE.

Manhattan-Miscellaneous

BROADWAY corner, about 12 lots, three good frontages; price \$45,000. LEON S. ALTMAYER, sole agent, 62 East 86th st. Brooklyn-Sale or Let.

SPECULATORS ATTENTION!
42 family elevator apartment, all modern uprovements; rentals \$41,200; price \$200,000 fo. cash; will consider offer. STEEL EALTY, 162 Montague st., Brooklyn, Mah 382

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

MODERN stucco home, 6-7-8 rooms, 2-1 baths, all improvements; restricted neighborhood; best location in Far Rockaway, Inquire - ISCO DEVELOPMENT CORP. Hayswater and Mott avs., Far Rockaway.

Westchester-Sale or Let. who desire to take advantage of ALTO-GETHER UNEQUALED WESTCHESTER COUNTY OFFORTUNITIES as to location, altitude, sanitary conditions, roads, grand views and FRICE should write CURTIS & KEENER, Chappaqua, N. Y., stating WANTS

MRS. EDMUND W. BODINE, Real Estate, 472 Main st.; tel, 845 New Rochelle. 472 Main st.; tel, 848 New Rochelle.
NEW ROCHELLE—9 room house, furnished, all conveniences; short distance to depot; immediate possession. 14 Beauchamp Flace.
NEW ROCHELLE—ATTRACTIVE HOMES, McCANN AGY., INC., 13 North av. Tel. 780. UNFURNISHED RENTALS
in Pelham and Bronxville at \$100 a month
and up; write for list. EURKE STONE,
INC., 41 East 42d st. Bronxville 1480 or
Pelham 1073.

TWELVE room stone house, acreage; de-lightful setting; 42 miles distance; incom-pleted; \$20,000. GEORGE F. ARCHER, 10 East 430 st. Vanderbilt 5084. WORTHY FARMS EVERYWHERE. BATSON FARM AGENCY, 489 5th av., N. Y. Connecticut-Sale or Let.

New Jersey-Sale or Let.

FOR SALE or Rent-200 feet or river front on Fassaic River, having several buildings thereon, including brick and steel buildings, suitable for foundry or other purposes. Ap-ply THE WATTS, CAMPBELL CO., 208 Ogden st., Newark, N. J. Ognes at., Newark, N. J.
PRES Hist of houses for sale and rent Write
VAN WINKLE CO., Rutherford, N. J.
MONTCLAIR REAL ESTATE,
MURDOCH-FARCHILD CO., Montclair, N. J.

MURDOCH-FAIRCHILD CO., Mentclair, N.J.

PLEASANT SECTION SUMMIT, N. J.
Modern dwelling with 8 large rooms, 8
baths, steam heat, open fire, every known
comfort; grarge; plot 145x200.

Easy terms.

EUGENE JOBS-H. F. BECK CO.,
Realters. Opp. Sta., Summit, N. J.

RENTALS.

550, 9 room house, gas light, steam heat;
needs decorating; excellent location.

\$50, second and third floors, 8 rooms, bath,
porch, gas, electric, steam, 10 min. sta.;
modern country surroundings.

\$65, large nine room house, privileges
subletting, gas, electric, new hot air furnace, chicken house; 3 min. sta.

\$65, second floor, 6 rooms, bath, gas, electric, steam; garage.

\$65, new Hasbrouck Heights home, sil, impts.

\$75, 7 rooms, new house (Field Club section).

CALL OR WRITE VAN WINNIE CO., opp.

sta., Rutherford, N. J.

RAHWAY, N. J.—Completely furnished six

sta., Rutherford, N. J.

RAHWAY, N. J.—Completely furnished six room house with every modern convenience, lot 35x132, in good neighborhood; \$7,000; terms can be arranged. B. CHEW, 126 Seminary av.

SHORT HILLS, N. J.

Destrable building, plots in the midst of a high class residential community.

FREDERICK P. CRAIG.

FREDERICK P. CRAIG. 324 WEST 103D

REAL ESTATE—Other States. Florida-Sale or Let.

FOR SALE IN MIAMI, FLA.
99 year lease on an office building located
in the center of the city and near the post
office and courthouse; owner must sell on
account of ill besith. For further informalon address JAMES F. VAUGHN, 143 N. E.
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IT'S JUNE IN MIAMI.
Spend the winter in Florida.
Season rentals, real estate, homes,
Farms, beach properties, business.
THE C. M. EATON CO., Miami, Fla. TWO seven room homes, adjoining lots, close in; completely furnished, each four bedrooms, living and sleeping porches, basements, gas, electric lights, fireplaces, garages, all conveniences; for rent for season, together or separately. J. H. BAAS, box 1054, Orlando, Fia.

REAL ESTATE—Other States.

Florida-Sale or Let.

ORLANDO, FLORIDA Bearing Orange Groves, Bungalows, Truck Farms, HOME REALTY CO., J. WALL CLOW, manager.

FARM PROPERTY.

New York State-Sale or Let.

FARMS, dairy fruit, poultry, village homes, great values in the famous Walkill Valley, WARREN V. DEYO, Walkill, N. Y.

ARMS for sale. Catalogue free. STROUT FARM AGENCY, Box C, 150 Nassau st.

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TO LET FOR BUSINESS.

From Battery to 14th St. (Inclusive). CORNER and stores, Liberty and Washing-ton st., excellent location for better mer-chandise, 135 LIBERTY ST. CORP., N. Y. O. Telephone Rector 7195.

SUBLET-Very desirable, bright office, about 300 feet; \$40. ARTHUR MURRAY, 100 5th av.

ATTRACTIVE new light offices for rent, furnished or unfurnished, /reasonable rate. Located near Pennsylvania Hotel and Station. Telephone, stenographic and mail privileges. Special rates to parties wanting deak room or mailing address. Telephone Chelsea 9341, C. S. Logan Inc., 184 W. 324. ALL light lofts, 28x92, fireproof building: 2 elevators, at No. 10 West 18th st., near 5th avenue. JOHN P. PEEL CO., 362 West 23d st.

LOFTS, 41 West 21st st. and 131 West 24th st., \$600 to \$2,800 per year. SHARUM, 170 Broadway. Went 24th st., \$400 to \$2,800 per year. SHARUM. 170 Broadway.

LOFT to sublet, reasonable rental. BOWERS PHOTO CO., 141 West 33d st.

OFFICES, FURNISHED, UNFURNISHED. Suite 5 offices: spiendid light, open west view; 1003 110 W. 40th st.; now well furnished, elephone, &c.; will sublet to May 1, furnished or unfurnished; bargain if taken at once for occupancy December 1. Call or Penn. 3076.

SS EAST 50TH ST.

ell lighted floor, 23x50 feet, sultable for

or, dentist or any exclusive business; can

divided; elevator. Flaza 5381.

50TH ST., 38 EAST.

reet floor, suitable for display rooms or

selve business.

79 57H AV., CORNER 16TH ST.

mediate possession or February 1; of
s from 300 feet to any space required;

urfacturing permitted; very reasonable Immediate possession or F fices from 300 feet to any

OFFICES, lofts, downtown, uptown; save your time. See COIGNE, 500 5th av.

WANTED FOR BUSINESS.

APARTMENTS—To Let.

Furnished.
Above 14th St. to 59th St. (Inclusive).

A PRIVATE dwelling; good block; good house; West 20th st.; possession positive n 30 days; \$16,000. HENRY MERRITT, 262 West 23d st. Furnished.
Above 59th St.—Sth Av. to East River. OTH. 115 East (Park)—Handsomely furnished, kitchenette, superior location, rea-

Washington Heights, Above 125th St., West of 8th Av. CONVENT AV.—Modern limestone dwelling, fine interior; \$22,500; possession. Murray service: restaurant.

BIST ST. Broadway-3 and 6 rooms, well furnished at griments; elevator, 2465 B way, 92D ST., 3 & WEST-To sublet beautiful 3 and 7 room apartments, bright and sunny, fireproof; reasonable rent; high class elevator apartment.

120TH ST., 421 WEST-High class 2 elevator apartment house, opposite Columbia University; 2, 3, 4 room apartments.

AUDUBON AV. 248—Beautifully furnished 4-room elevator apartment, including 2 bed-rooms; reasonable rent. Apt. 64. Wads-worth 3513. 163D ST. 660 West (corner of Broadway).— High class elevator apartment house, three rooms, 272.50; four froms, 385, 1777H, 614 W.—Coally furnished 4 room apartment, ground floor, inquire Supt.

NEAR STH AND CHRISTOPHER-Large Colonial rooms, floor,; conveniences. 15 Storage \$6 per month vanioad; motor vans, moving; moderate rates, 1702 Riverside.

STUDIO, 3 rooms and bath, whole tep floor.

Unfurnished.
Above 14th St. to 59th St. (Inclusive).

49TH, 21 West.—Apartment, two rooms, bath and kitchenette. Apply housekeeper. 54TH ST., 15 EAST.

New elevator building; dining room for enants; five and two room apartments. 56TH ST., 1 East.—Two rooms and bath, also one room and bath; immediate posses-sion; hotel and restaurant, Elyses service. Inspection invited.

Unfurnished.

Above 59th St.-5th Av. to East River. 60TH, 45 East.—Apartment now rented for \$200 per month, can be subleased until May for \$100; consists of entire second floor, enormous rooms and kitchen. Apply DR., 45 East 60th st.

Unfurnished.
Above 59th St. -ith Av. to North River.

EXCLUSIVE ELEVATOR APARTMENT.
Five-six ROOMS, 1 BATH; 7-8 ROOMS, 5
BATHS; structively decorated, all conveniences; large sunlit outside rooms, glass enclosed porches off kitchen; half hour Grand Central Station; inspection daily and evenium. YONKERS REALTY EXCHANGE, 389 South Broadway. Phone Yonkers 5300

For the improvement with a six story

CALIFORNIANS ARGUE AGAINST CUTTING ROADS

WASHINGTON, Nov. 28.—California siews supporting pleas for continued as-sociation of the Southern Pacific and entral Pacific Rallroads, notwithstand-

GENERAL AMERICAN TANK CAR OFFERING 10,000 Shares to Be Put Out

to Yield 6.81.

for 1921.

The new financing is to furnish additional capital for the constantly grow-

Concern Is Solvent and Action

DETROIT, Nov. 28.—The Security Trust Company of Detroit was appointed receiver to-day for C. H. Wills & Co., motor car manufacturers of Maryaville, Mich. The proceeding it was announced is a friendly one undertaken by agreement between C. Harold Wills, president of the company, the bankers and the major creditors.

Mr. Wills said that the company was solvent, the court action being taken to rehabilitate it and place it on a strong financial basis. Operation would be uninterrupted he said. No other company in Maryaville is included in the proceedings.

nouncements were made to-day by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western railroad for losses sustained in the first six months after its return from Federal

NEW MACKENZIE GOLD RUSH. OTTAWA, Nov. 28,-Discovery of gold

Real Estate, Mortgages, Insurance. From Battery to 14th St., Inclusive.

Park Ave. 97th St.

For High Class Shop or Mercantile Establishment in Washington, D. C.

Allan E. Walker & Co., Inc.

APARTMENTS-Sale or Let.

743 Fifth Ave.

at 57th Street Bachelor Apartments De Luxe in Location, pintments, Outlook and Service ONLY ONE TO RENT

Large living room with three windows on Fifth Avenue; wood burning fireplace, fover half, bedroom and bath. Maid service included, valet and meal service obtainable. Service and passenger elevator—all night service. Reasonable rent. \$3,000 per annum Management of

Douglas L. Elliman & Co.

15 East 49th Street

Plaza 9200

OVERLOCKING CENTRAL PARK 218-220 W. 59TH ST. 5th Floor Apt. 8 Rooms J. EDGAR LEAYCRAFT & CO.

2 Rooms and Bath, \$75

28 West 46th St., Near 5th Ave.

Tea Room in Same Building J. EDGAR LEAYCRAFT & CO. 30 East 42d St. M. Hill 0500."

110 West 55th St.—New 9 story building; 2 and 4 rooms, with kitchens. Above 59th St .- 5th Av. to North River.

Modern Apartments

For Rent

448 Riverside Drive near 118th St. 7, 8, 9, 10 Rooms, 3 and 4 Baths HENDRIK HUDSON 611 West 110th St. Corner Riverside Drive 7, 8 Rooms and 2 Baths

166 West 72d St. Near Brondway Housekeeping Apartments 3 and 4 Rooms and Bath Reasonable Rents

600 West 115th St.

162 West 72d St., near Broadway

Slawson & Hobbs

For further particulars inquire Supt., or DWIGHT, ARCHIBALD & PERRY., INC WATKINS 5360. 137 WEST 23D ST. Peldcan Court

Corner Riverside Drive. THE CLEARFIELD. 9 ROOMS, 3 BATHS.

digh class, 3 elevators; 32 minutes from frand Central; 2 minutes from station; or 5 rooms with 1 bath, 6 rooms with 2 aths and fireplace. Now ready for occu-ancy. Large rooms, large classes, up-to-late equipment.

CITY REAL ESTATE. HARLES BERLIN, 3863 B'way-Manage J. P. & L. A. KISSLING, 896 8TH AV. Sconomical management. Tel. Circle 0591 NASSOIT & LANNING, REAL ESTATE. EWAY & 89TH ST. TEL. 8380 RIVERSIDE THE QUEENSBORO CORPORATION, 50 East 42d st., corner Madison ay.

Above 14th St. to 59th St. (Inciusive).

West 23d st.

MURRAY HILL-20 ft. dwelling, excellent
rear; \$35,600. Murray Hill 8514. Above 59th St .- 5th Av. to East River. MADISON AV. dwelling (near 67th st.) for lease on long terms; excellent opportunities for business alteration. Apply SCHINDLER, 1593 3d av. Rhinelander 6122.

On Madison Av. South of 86th St.
Large private house, suitable for alteration for business; big bargain. DUFF & CONGER, INC., Madison and 86th st.

Hill 4639.

UPPER MANHATTAN—Two family brick, il rooms, 2 baths, 2 car garage, two blocks west of Broadway and 218th st.; price reduced, reasonable terms; Broadway subway statton, West 215th st. J. S. ROUTH, Jr.

ALSO Two family house, West 261st st., near Broadway (75 x 100), 12 rooms, all improvements. R. D. Martera. Phone Kingsbridge 3419. CONCOURSE, 1965 (corner 179th).—To let Splendid corner; large house and garage \$2,400.

McLERNON BROS., REAL ESTATE, 128 W. Fordham road. Phone 0230 Ford.

WE have quick buyers for investment properties. PORTER & CO., 159 W. 125th st.

FACTORY, 3 story, 8 Gansevoort st.; box makers, carpenter or furniture storage, P. COLEMAN, 134 W. 100th st.

ENTIRE building, 96 North Moore st. Owner H. B. WELSH, 299 B'way. Worth 8780. LIGHT lofts, 2,000 sq. ft., 465 Greenwich st. See engineer on premises. H. B. WELSH, 209 Broadway. Phone Worth 8780.

Above 14th St. to 50th St. (Inclusive).

elevators, at JOHN P. P. St. St. avenue. JOHN P. P. West 23d st. CUYLER BUILDING, 116-122 West 32d St. Offices and showrooms from 600 to 7,503 square feet; immediate possession and Peb. 1; rental \$1,200 and up. Wm. S. Sussman, Inc., 300 Madison Av. Tel. Vanderbilt 1725.

SS EAST SOTH ST.

rent. WM. S. SUSSMAN, INC., 300 Madison av. Tel. Vanderbilt 1725. \$1,400-\$5,500 lofts, 122 5th av., fireproof, manufacturing permitted. SHARUM, 174

OPPORTUNITYI For young, active dentist; good location, 5th av., 91st at., Brooklyn; thickly populated neighborhood, rapidly increasing. Shore Road 0543.

34TH ST., LEXINGTON AV.—Studio apart ment; suitable 3. Columbus 9254, apt. 3.
55TH ST., 347 West—Exquisitely furnished 3 room, batis and kitchenetts; restaurant is building; \$100. Apply DODGE.

OTEL BERKLEY, 170 West 74th st.-Two large, light, well furnished rooms and bath o sublet. Apartment 694, if you want to RENT a FURNISHED APARTMENT CALL AT OUR OFFICE. LAWSON & HOBBS, 162 WEST 72D ST. IST ST. (Columbus av., Hotel Colonial)—Newly decorated, turnished, 1, 2, 3 outside doms, private bath; devated, surface cars, ubway; \$17.50, \$25, \$40 weekly; full hotel ervice; restaurant.

Furnished.

Washington Heights, Above 125th St.,
West of 8th Av.

Unfurnished. From Battery to 14th St. (Inclusive).

23D ST., 233 W.-3 rooms, studio apar.ment: all improvements; abundance of heat. 41ST, 357 West, Corner apartments, 6 out-side rooms, bath, parquet floors, electricity, newly renovated, \$85.

APARTMENTS. EARLE & Columbian CHOICE 4 rooms and bath,
All modern conveniences.

All modern conveniences.

380 South Broadway. Phone Yonkers 5300,

FRONT corner apartment, 4 rooms, bath \$60: modern conveniences; lesse; refer-ences; Dec. 1 occupancy. Phone 5300 Yorkers. MODERN 5 rooms and bath, \$75, \$50, \$00. First class condition. Subway and N. Y. Central Service. 380 South Broadway. Phone Yonkers 5300.